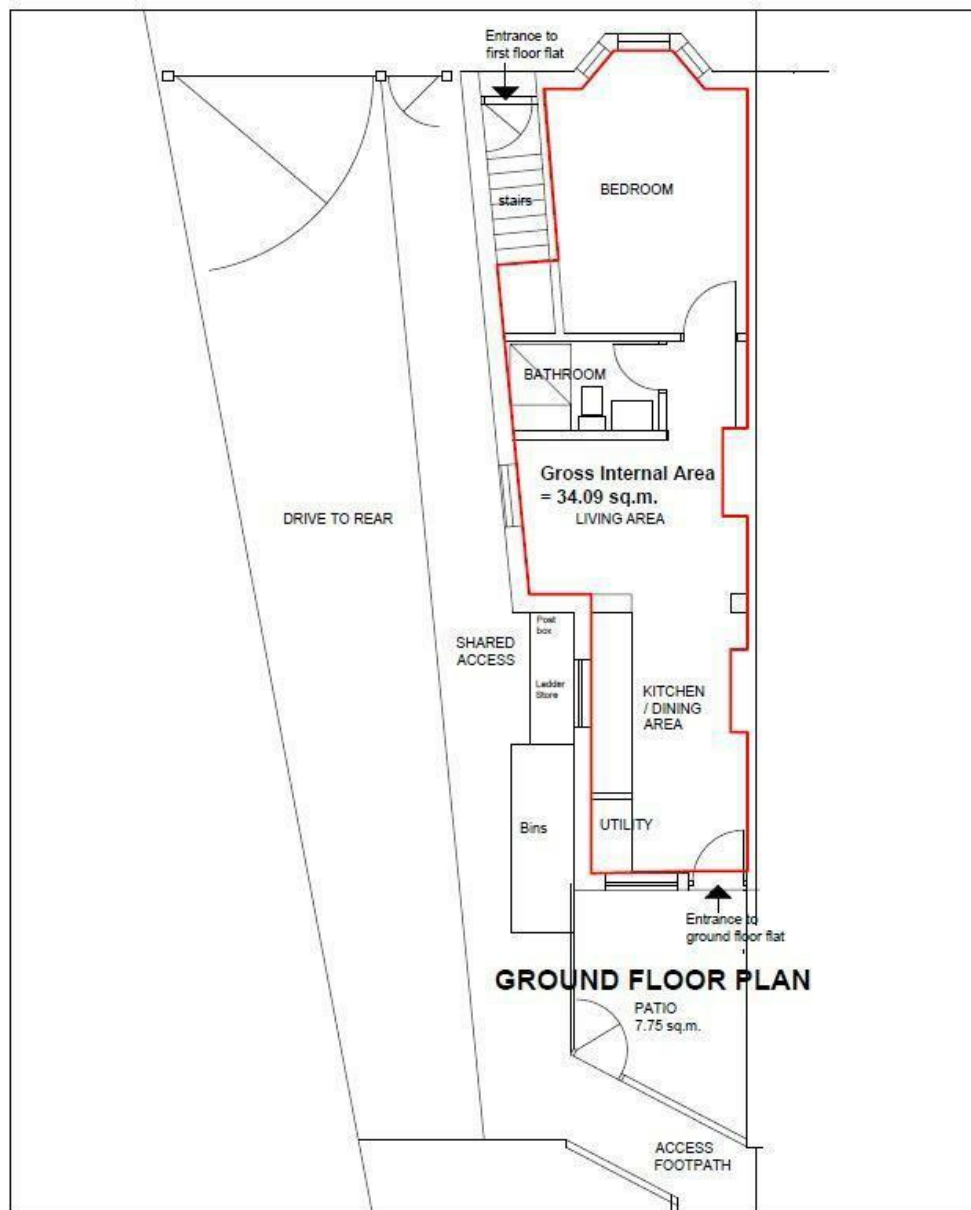




**RAWLINSON  
&WEBBER.**

Park Road, East Molesey  
Asking Price £269,950 Leasehold





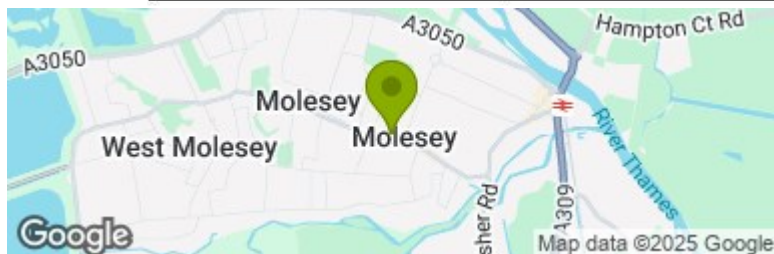
## Property Description

Rawlinson and Webber are delighted to offer for sale with no onward chain, this fantastic 1 double bedroom, ground floor Victorian apartment, situated in the Heart of East Molesey Village. The property is accessible via a private pedestrian gate with shared access leading to the apartment's private court yard garden and front door. Welcoming you into the apartment is an open plan kitchen/diner with separate utility room. The kitchen has contemporary base units with a butler sink whilst the lounge area offers space for a sofa & chairs. There is ample storage in the apartment with a light & airy modern shower room next to a spacious double bedroom with a large bay window.

An excellent first time buy or investment purchase. We highly recommend your early viewings.

## Features

- GROUND FLOOR VICTORIAN APARTMENT
- PRIVATE COURT YARD GARDEN
- 1 DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- SHOWER ROOM
- UTILITY ROOM
- SOLD WITH NEW LEASE OF 125 YEARS
- NO GROUND RENT
- EAST MOLESEY VILLAGE LOCATION
- NO ONWARD CHAIN



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating:

D

Council Tax Band

B